

L# 014-1371

MTC 4450

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-174

37613

WARRANTY DEED

STENSON LAW PUBLISHING CO., PORTLAND, OR, 97204

Vol. 77 Page 20090

KNOW ALL MEN BY THESE PRESENTS, That STEVEN KEEL and CAROL KEEL, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD A. PADDOCK and VIRGINIA R. PADDOCK, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Lot 88, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1977-1978, a lien but not yet due and payable.
2. Rules, regulations and statutory powers, of Klamath Irrigation District.
3. Conditions and restrictions, recorded February 20, 1951 in Volume 245, page 361, Deed Records of Klamath County, Oregon.
4. Building restrictions as contained in plat dedication.
5. Building setback line 20 feet from streets as shown on dedicated plat.

(If space insufficient, continue description on reverse side)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$35,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17th day of October, 1977, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
October 19, 1977

Personally appeared the above named

Steven Keel and Carol Keel

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Donald V. Brown
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-12-78

STATE OF OREGON, County of _____ } ss.
October 19, 1977

Personally appeared _____ and _____

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 19th day of OCTOBER, 1977, at 3:35 o'clock PM., and recorded in book M77 on page 20090 or as file/reel number 37613.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Shager Recording Officer
Deputy

FEE \$ 3.00

Steven Keel & Carol Keel
P.O. Box 1604
KLAMATH FALLS, OREGON 97601
GRANTOR'S NAME AND ADDRESS

RICHARD A. & VIRGINIA A. PADDOCK
1131 MERRYMAN DRIVE
KLAMATH FALLS, OREGON 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
SHASTA BRANCH KLAMATH FIRST FEDERAL
SAVINGS & LOAN ASSOCIATION
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
SHASTA BRANCH KLAMATH FIRST FEDERAL
SAVINGS & LOAN ASSOCIATION
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

77 OCT 19 PM 3 35